

Vergennes Township
Planning Commission Minutes
May 14, 2007

A meeting of the Vergennes Township Planning Commission was held on May 14, 2007 at the Township Offices. At 7:00 PM Commissioner Jernberg called the meeting to order. Also present were Commissioners Makuski, Mastrovito, Medendorp, Nauta and Post. Gillett arrived ten minutes later. Assisting the commissioners were Jeanne VanderSloot (Township Zoning Administrator) and Ryan Kilpatrick (Williams and Works).

Approval of April 9, 2007 Minutes: Motion to approve by Medendorp; seconded by Nauta. All Approved.

Approval or changes to Agenda: Motion to approve by Nauta; seconded by Post.

- 1. Public Hearing on Ordinance Amendments – Presentation, Public Comment, Planning Commission Discussion and Motions** – The public hearing was opened at 7:05. Vandersloot went through the changes explaining them. Most were required by the new Michigan Zoning Enabling Act. The others were housekeeping to clarify areas and update to historical and current policies/use and to be current with other State Acts> The name of the Township Rural Zoning Act is being changed to MEZA (Michigan Zoning Enabling Act). The name of subdivisions of property will be changed to land division of property. For example, the assessor is now given 45 days to review land splits. Chapter 6 is being fixed to indicate building inspector’s duties and zoning administrator’s duties. The requirements for public hearing notices are also being changed. The Zoning Board of Appeals section is also being updated per the MEZA requirements. There were no public comments. Nauta noted that the percent was crossed out in the land division section. Vandersloot said that it should stay in. The public hearing was closed at 7:11. Motion to approve the changes and send to the Township Board for approval by Medendorp; seconded by Nauta. **Motion approved.**
- 2. Comprehensive Master Plan – Review Revisions** – Ryan Kilpatrick represented Williams and Works. There was lots of feedback regarding the open space areas and other portions of the map at last month’s public hearing. Chapter 9 is being amended to include the Natural Land Features Inventory. The label for Open Space was changed to Agriculture/Rural Character Preservation. The commercial district line was changed on the Schreur property to follow the natural bluff. The area east of the Wege Preserve was changed to the Agriculture/Rural Character Preservation from LDR, the triangular area adjacent to Lincoln Lake and Bailey was changed from LDR to the A/RC and the Cooper Woodland Preserve was marked on the correct parcel. There was a motion to accept the changes from the annotated map by Makuski; seconded by Post. **Motion Approved.** There was a question regarding the business section of Murray Lake. The local community type commercial boundary lines were changed to 150 feet south of Lally and 300

- feet to the east of Alden Nash. This is illustrated in the text area of Medium Density Residential along Murray Lake. There was a motion to approve the changes to the commercial district around Murray Lake by Jernberg; seconded by Gillett. **Motion Approved.** There was a motion to void the previous motion and approve and adopt the entire Comprehensive Master Plan with all changes just discussed and approved by Gillett; seconded by Nauta. **Motion Approved.**
3. **Ordinance Amendment Discussion – Street and Trail Information** – Dan Edwards and Mari Stone represented the Lowell Area Recreation Authority. There was a study funded by the Lowell Area Community Fund. The key segments of the trail are the High School, Wittenbach-Wege Center. Alden Nash West and the Wittenbach-Wege Center agreed to work with the Trail Committee. They would like the trail to connect to the Cherry Creek Elementary trails. The committee is asking for language in the Ordinance to back up the Committee if a new development is unwilling to work with them. In the long run the language would be useful. They would like the language to say that the developments should consider an easement for a trail. Stone and VanderSloot will work on language and sections of the ordinance to place wording to fit the needs of the Committee.
 4. **Ordinance Amendment Discussion – Wind Energy Systems-** Recently two people have asked about putting up a wind energy system. MSU is doing a study measuring wind for energy. There will be a discussion regarding the issue of wind energy systems at the June meeting. Members will read over the draft language and comment next month.

General Public Comment Time

It was mentioned that two buildings were violating the requirements for lighting. The dog training facility and the Impact Church have non full cutoff lights.

There was a request to re-look at the community commercial ordinance that was drafted a few years ago. It would restrict the businesses to what they could and couldn't do and has mixed uses with a community look to it. This ordinance would hopefully prevent a Wal-Mart from coming into the area. The Cooks had submitted a plan for their property years ago and were working with the Commission to make adjustments to the draft ordinance. The Cooks did not finish their plan and the ordinance was left unfinished. It was about 70% done. Jernberg wants to finish it now so that they have it ready when a new business may want to develop under it.

A comment was made that no one stops at the railroad tracks, and it is a dangerous spot. There was a concern for safety.

Motion to adjourn by Medendorp, seconded by Gillett.

The next meeting is June 4, 2007.

The meeting was adjourned at 8:25 PM.

Respectfully Submitted,

Ellen Mork, Recorder